

Appendix D: Frederickson Community Plan

The Frederickson Community Plan’s policies are in addition to the Countywide Comprehensive Plan policies and are only applicable within the Frederickson Community Plan Boundary.

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LAND USE POLICIES

GOALS

In the Frederickson Community the principle goal of the plan is to foster a predominantly residential community that balances environmentally sensitive areas, high traffic corridors, desired open space, and job creation while maintaining a quality living environment. The predominant housing type within the community will be moderate density single-family housing. Limited areas of multifamily housing will be provided along major traffic corridors near commercially zoned lands. Low density housing will be located along Clover Creek to minimize development impacts to this high value natural system. A commercial center will develop at the intersection of 176th Street East and Canyon Road. This center will help to provide a greater sense of identity to the community through quality site planning and building design. This center will meet the daily needs of the growing workforce employed within the Employment Center. Continued growth and development within the Frederickson Employment Center will be actively encouraged by ensuring that necessary infrastructure is available and by promoting an efficient and predictable regulatory environment.

GENERAL

- GOAL FR LU-1** Promote the continued development of the Frederickson Employment Center by emphasizing a regulatory environment that is supportive of the establishment of new businesses and the expansion of existing businesses.
- FR LU-1.1** Promote a system of land use control that meets future growth needs in a predictable and efficient manner.
- FR LU-1.1.1** Provide sufficient residential and commercial land capacity within the community to meet the needs of the community for the next 20 years.
- FR LU-1.1.2** Ensure that the residential densities and land area provided for each of the various zone classifications within the community enable a residential density of at least 4 dwelling units per net acre to be achieved as the community is developed.
- FR LU-1.1.3** Regularly monitor and evaluate growth trends within the community to determine if planned densities are being achieved. In the event monitoring indicates that planned densities are not being achieved, Pierce County shall develop recommendations to address the situation and shall present such recommendations for consideration during the next community plan update.
- GOAL FR LU-2** Support the continued existence of the Rural Separator north of Frederickson.
- FR LU-2.1** Recognize the benefits the Employment Center and the overall Frederickson community derive from the presence of the Rural Separator.

FR LU-2.2 In the event any changes to allowed uses, density, or zoning within the Mid-County area are contemplated, Pierce County should analyze the impacts of such changes on future traffic volumes and operating conditions of Canyon Road and 176th Street East.

FR LU-2.3 The Rural Separator provides a desirable buffer between the Urban Growth Areas for Pierce County and the cities of Tacoma, Fife, and Puyallup. The presence of this buffer helps to create more defined urban areas, improved community identity, and valuable open space benefits. The important public benefits the Rural Separator provides, as discussed above, should be considered and analyzed as a component of any proposal to study or modify the Rural Separator.

GOAL FR LU-3 Provide strict guidance for rezones to ensure community plan goals and objectives are properly implemented.

FR LU-3.1 The proposed zone must be an allowed zone under the existing land use designation.

FR LU-3.2 Changes in land use designation are not permitted through the rezone process.

FR LU-3.3 Ensure commercial and industrial rezone applications are consistent with the goals, objectives, and standards set forth in the Frederickson Community Plan.

FR LU-3.4 Commercial and industrial rezones shall be allowed only when the following criteria are met:

FR LU-3.4.1 A Planned Development District (PDD) application shall accompany all rezone applications;

FR LU-3.4.2 An analysis of market vacancy has demonstrated there is a need for the commercial or industrial use type within the Frederickson Community Plan area. The analysis must consider the availability of vacant commercial or industrial buildings and land for the same type of use and shall demonstrate why the rezone is necessary. The analysis shall not be an analysis of market potential; and

FR LU-3.4.3 The Examiner shall provide written findings that the proposed zone and PDD implement the goals, objectives, and standards of the designation better than the existing zone.

EMPLOYMENT CENTER

GOAL FR LU-4 Ensure that changes in land use designations, zoning, and development standards within the community do not adversely affect the viability of the Employment Center.

FR LU-4.1 Utilize the industrial land location criteria set forth in the Pierce County Comprehensive Plan when evaluating Employment Center zoned lands for possible rezoning.

- FR LU-4.1.1** Evaluate the benefits of any proposed change in land use designations, zoning, or development standards within or adjacent to the Employment Center against the impacts to businesses within the center.
- GOAL FR LU-5** Provide an orderly transition from the Employment Center to residentially zoned properties and environmentally sensitive areas.
 - FR LU-5.1** Review the zoning atlas and recommend changes to create logical boundaries and transitions from the Employment Center to residentially zoned properties and environmentally sensitive areas.
 - FR LU-5.1.1** Use ownership patterns, roadways, topography, lot size, and environmental features to establish logical boundaries to the Employment Center.
 - FR LU-5.1.2** Zone areas within the Employment Center designation along Clover Creek as Community Employment (CE).
 - FR LU-5.1.3** Limit development within the CE zone to light industrial and office uses only. Mineral extraction, salvage yards, and similar heavy industrial uses should be prohibited.
 - FR LU-5.2** Establish a transition area between the Employment Center and residential zones.
 - FR LU-5.2.1** Limit heights and uses within the transition area or provide some other means of promoting greater compatibility with residentially zoned parcels.
 - FR LU-5.2.2** All developments on the periphery of the industrial area shall be designed, screened, or bermed to mitigate undesirable impacts upon surrounding residential areas.
- GOAL FR LU-6** Create a well-defined commercial and civic service area within the Employment Center that will meet the daily goods and service needs of the employees of the center and local residents.
 - FR LU-6.1** Designate identified properties around the intersection of 176th Street East and Canyon Road East as Employment Service.
 - FR LU-6.1.1** The Employment Service zone shall be considered a light industrial zone and shall be permitted only under the Employment Center land use designation.
 - FR LU-6.1.2** The boundaries and size of the area zoned as Employment Service shall be based upon the employment capacity of the Employment Center, land ownership patterns, and natural and built environment features.
 - FR LU-6.1.3** The Employment Service area shall not exceed 95 acres in size.
 - FR LU-6.1.4** Limiting the size of the Employment Service area is necessary to avoid the risk of traffic congestion associated with retail development in the Central Place. Therefore, rezones or other subsequent expansions of the Employment Service zone at Canyon Road and 176th Street are prohibited
 - FR LU-6.1.5** The Employment Service area shall permit a range of light industrial, office, retail, service, utility, and civic uses.

- FR LU-6.1.6** Residential uses shall be prohibited within the Employment Service zone.
- FR LU-6.1.7** For purposes of Chapter 8.76 of the Pierce County Code, the Employment Service zone should be assigned a Class C Environmental Designation for Noise Abatement.
- FR LU-6.1.8** High quality site and building design shall be required within the Employment Service zone.
 - FR LU-6.1.8.1** Design standards shall seek to create a well-defined sense of place, ensure compatibility with adjacent uses, provide ample landscaping, facilitate pedestrian movement, and limit the number of vehicular access points onto Canyon Road East and 176th Street East.

COMMERCIAL

- GOAL FR LU-7** Provide well-designed, appropriately scaled retail and service development at limited locations in the community.
 - FR LU-7.1** Retail and service development within the plan area should be scaled to meet neighborhood and community needs. Anchor tenants between 75,000 and 170,000 square feet may be authorized in the Central Place subject to Council approval of a Project Specific Development Agreement. Individual buildings or tenants shall not exceed 170,000 square feet in the Employment Service zone.
 - FR LU-7.2** Strive for the development of well-designed, well-placed neighborhood and community-scale commercial development within the plan area.
 - FR LU-7.2.1** Retail and service uses should primarily meet the needs of the Frederickson community.
 - FR LU-7.2.1.1** The type and intensity of retail uses within the Employment Center shall be consistent with the Frederickson Community Plan. Anchor tenants between 75,000 and 170,000 square feet may be authorized in the Central Place subject to Council approval of a Project Specific Development Agreement pursuant to RCW 36.70B.170 and Pierce County Code 18A.100. Individual buildings or tenants shall not exceed 170,000 square feet in the Employment Service zone.
 - FR LU-7.2.1.2** A Project Specific Development Agreement submitted for Council consideration shall include a detailed site plan with identification of specific uses and activities. The level of detail shall be such that the County can determine the appropriate level of mitigation related to, but not limited to, transportation, stormwater and critical areas.

- FR LU-7.2.1.3** Before Council approval of a Development Agreement authorizing retail buildings larger than 75,000 square feet, project proponents shall be required to demonstrate to the satisfaction of the County Engineer that traffic impacts will be mitigated resulting in no adverse impacts on freight movement within the 176th Street E corridor and Canyon Road E corridor. The burden of mitigating cumulative traffic impacts shall not fall on future industrial development within the Frederickson Manufacturing/Industrial Center.
- FR LU-7.2.2** Commercially zoned areas should be compact in size and should be located at prominent intersections within the community.
- FR LU-7.2.3** Require all commercial developments to meet architectural and site design standards.
- FR LU-7.2.4** Landscaping of commercial sites should be required, particularly along public roads and within parking areas.
- FR LU-7.3** Control the location, scale, and range of commercial uses within the community in a manner as appropriate to accomplish the objectives of the community plan.
 - FR LU-7.3.1** Allow for the continued existence of a limited mixed use commercial area at the intersection of Military Road East and Canyon Road East.
 - FR LU-7.3.1.1** This area should not exceed 15 acres in size.
 - FR LU-7.3.2** Limit additional commercial development along 176th Street east and west of the planned commercial center at 176th Street East and Canyon Road.
 - FR LU-7.3.3** Encourage the communities of Summit View and North Clover Creek Collins to carefully control and limit commercial development along Canyon Road to maximize the efficiency of this roadway as a major north-south arterial and to prevent the development of a continuous commercial strip into the Frederickson community.
- FR LU-7.4** Implement compatibility requirements to minimize the impact of commercial activities on adjacent residential uses.
 - FR LU-7.4.1** Require intensive screening and buffering of commercial uses adjacent to residential areas.

RESIDENTIAL

- GOAL FR LU-8** Residential density should vary based upon characteristics of the built and natural environment.
 - FR LU-8.1** Areas of the community with no significant environmental constraints or compatibility issues should be zoned as Moderate Density Single-Family (MSF) and should be developed generally at densities of 2 to 6 dwelling units per acre.

- FR LU-8.2** Properties along the Clover Creek corridor should be zoned Residential Resource (RR) reflecting the more environmentally sensitive nature of these lands.
 - FR LU-8.2.1** These properties should be developed generally at densities of 1 to 3 dwelling units per acre.
- FR LU-8.3** Properties in the upper drainage basin of Clover Creek should be zoned Single-Family (SF) reflecting the environmental characteristics of these lands and proximity to Clover Creek.
 - FR LU-8.3.1** These properties should develop generally at a density of 4 dwelling units per acre.
- FR LU-8.4** Limited areas for high density single- and multifamily development should be designated near the intersections of 78th Avenue/176th Street East and 40th Avenue/176th Street East, reflecting proximity to major transportation routes and commercial centers.
 - FR LU-8.4.1** These areas should be zoned as Moderate-High Density Residential (MHR) or Residential/Office-Civic (ROC).
 - FR LU-8.4.2** Density in these areas should range generally from 12 to 18 dwelling units per acre.
- FR LU-8.5** Lots of record within the Employment Center (EC) having an area of 2 acres or less created for the purpose of single-family residential use and recorded prior to January 1, 1995 should be allowed to accommodate one single-family unit per parcel.
 - FR LU-8.5.1** Accessory dwelling units should not be permitted.
 - FR LU-8.5.2** Design standards should be applied to reduce compatibility issues with existing or future industrial uses within the Employment Center.
 - FR LU-8.5.3** Existing or future industrial uses should not be construed as a public nuisance to residential uses.
- FR LU-8.6** Efforts should be taken to ensure consistency/compatibility with residentially zoned lands immediately adjacent to the community plan area.
- FR LU-8.7** The SF zone should primarily be developed with detached single-family housing and compatible civic uses. Multifamily housing should be prohibited.

ZONING OVERLAYS

- GOAL FR LU-9** Develop special overlay standards to protect special interest areas from incompatible uses.
 - FR LU-9.1** Utilize airport overlays within the plan area to protect the public's health, safety, and welfare and to address incompatible uses with airport operations.

- FR LU-9.2** Establish an Airport Overlay-Small Airport designation in the vicinity of Shady Acres Airport.
- FR LU-9.3** Apply Airport Overlay-Small Airport regulations to the portion of the plan area identified as Airport Overlay-Small Airport in the vicinity of Shady Acres Airport.

DESIGN AND CHARACTER POLICIES

GOALS

Promote community cohesion and a high quality visual environment by establishing requirements related to architectural, site, and landscape design.

COMMUNITY ENTRIES AND STREETSAPES

- GOAL FR D-1** Provide design concepts and policies that will create attractive, easily identifiable community entrances and streetscapes within the Frederickson community.
- FR D-1.1** Create identifiable boundaries, entries, gateways, and other visual cues so that residents, workers, and visitors know they are entering the community.
- FR D-1.2** Provide distinctive designs at the edges, entrances, and other key locations within the community.
- FR D-1.3** Use a variety of measures to create distinctive entrances, e.g., landscaping, tree planting, graphics, signage, lighting, monuments, pavement treatment, and public art.
- FR D-1.4** Recognized entries consisting of tree plantings, signage, or public art shall be established at the following locations to create a gateway effect into the community:
 - FR D-1.4.1** Canyon Road East at 160th Street East;
 - FR D-1.4.2** Military Road East at Waller Road;
 - FR D-1.4.3** 176th Street East at Canyon Road East;
 - FR D-1.4.4** 176th Street East in the vicinity of 22nd Avenue East;
 - FR D-1.4.5** 176th Street East at 78th Avenue East;
 - FR D-1.4.6** 176th Street East in the vicinity of 87th Avenue Court East;
 - FR D-1.4.7** Future Canyon Road East extension at 208th Street East;
 - FR D-1.4.8** 192nd Street East at 22nd Avenue East;
 - FR D-1.4.9** Waller Road East at Brookdale Road East; and
 - FR D-1.4.10** 208th Street East at 22nd Avenue East.

FR D-1.5 Pierce County shall support and assist the community in developing and maintaining entrances. Support and assistance may be in the form of grant writing, developing a landscaping plan, working with the business community, and other methods to solicit interest in the development of the entrances.

GOAL FR D-2 Enhance neighborhood quality and promote a strong sense of community by utilizing design standards to promote streetscapes.

FR D-2.1 Develop a standard streetscape design for Canyon Road East and 176th Street East.

FR D-2.1.1 Landscaped medians, landscaped buffer areas, lighted crosswalks, textured or decorative crosswalk surfaces, sidewalks, and sidewalk connections to adjacent developments should be incorporated into the design and construction of road improvement projects affecting Canyon Road East and 176th Street East.

FR D-2.1.2 Where feasible and practical, pedestrian refuges should also be provided.

FR D-2.2 Promote the planting of street trees to enhance community character.

FR D-2.2.1 Require the planting of street trees and other vegetation along all arterial roadways within the community.

FR D-2.2.2 Pierce County shall update standards and guidelines for street tree species selection, installation, and maintenance.

FR D-2.2.3 Pierce County, in conjunction with business organizations, community groups, and property owners, shall develop street tree management programs. Such programs shall focus on maintenance and enforcement.

FR D-2.3 Promote the use of native vegetation as an integral part of streetscapes.

COMMERCIAL AND INDUSTRIAL CHARACTER

GOAL FR D-3 Develop commercial and industrial requirements dealing with site design, building design, landscape design, and sign design and placement.

FR D-3.1 Emphasize the importance of street corners through building location, pedestrian access, special site features, or landscape features.

FR D-3.2 Develop detailed streetscape plans addressing streets, crosswalks, sidewalks, signage, landscaping, street furniture, utilities, public spaces, etc.

FR D-3.3 Use durable, high quality materials in site furnishings and features for ease of maintenance.

FR D-3.4 Use fencing and landscaping to conceal outside storage and sales areas with high quality materials.

FR D-3.5 Integrate water quality treatment techniques such as biofiltration swales and ponds with overall site design, where appropriate.

FR D-3.6 Encourage pedestrian movement between commercial properties and neighborhoods by providing gates, ramps, and steps where natural or man-made barriers exist.

GOAL FR D-4 Architectural and site design of non-residential, commercial developments should reflect desired community character.

FR D-4.1 Discourage nondescript architecture that has few design features, lacks cohesiveness, or is scaled to be appreciated at automobile speeds.

FR D-4.2 Within a given commercial or civic development, require consistent architectural themes and colors for buildings, street furniture, and amenities.

FR D-4.3 Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and parking areas.

FR D-4.4 Enhance building entries with a combination of weather protection, landscaping, pedestrian amenities, or distinctive architectural features.

FR D-4.5 Locate or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.

FR D-4.6 Locate or screen utility meters, electrical conduit, and other utility equipment to minimize visibility from the street.

GOAL FR D-5 Site and building design requirements within the Employment Center zone should focus primarily on ensuring appropriate transitions to non-industrial areas and public roadways.

FR D-5.1 Limit site and building design requirements within the Employment Center zone to landscaping, setback, height, and lighting control.

FR D-5.2 Industrial uses should provide substantial landscaped areas when adjacent to residentially zoned areas and public roadways.

FR D-5.3 A system of varied building setbacks and heights should be implemented for industrial uses based upon the intensity of the use, site characteristics, and adjacent land uses.

CENTRAL PLACE

GOAL FR D-6 Through policy, design, and land use regulations, create an urban core or central place that is a focal point for the Frederickson community.

FR D-6.1 Promote the development of a centralized, coordinated, high-quality commercial center that can meet many of the goods and service needs of residents, employers, and employees while also serving as a civic and social center for the community.

FR D-6.1.1 Designate the Employment Service zoned properties at the four corners of the intersection of 176th Street East and Canyon Road East Plan as the Frederickson Central Place.

- FR D-6.2** Adopt design standards for the Frederickson Central Place that facilitate the development of a high quality, pedestrian-friendly built environment that can serve as a focal point for the community.
- FR D-6.2.1** Site design shall require the coordination of site layout, landscaping, setbacks, pedestrian access points, vehicular entrances, and other site elements to unify all four corners of the Frederickson Central Place.
 - FR D-6.2.2** Significant landscaping shall be used to reduce the scale of parking lots, define pedestrian routes and common areas, screen and buffer adjacent uses, and create an attractive streetscape along the perimeter of the Frederickson Central Place.
 - FR D-6.2.3** The Frederickson Central Place should have a strong pedestrian and transit orientation that is reflected in site development and design standards which separate automobile and pedestrian circulation through the use of raised walkways, change in pathway material texture, use of landscaping, covered walkways, and parking lots broken into segments.
 - FR D-6.2.4** Pedestrian amenities, such as plazas, courtyards, covered walkways, outdoor art, seating, lighting, and trash receptacles should be incorporated into the overall design.
 - FR D-6.2.5** Site design should create distinct street edges along Canyon Road East and 176th Street East and should accentuate the intersection of these two roads through building placement or a special landscaping or pedestrian feature.
 - FR D-6.2.6** Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and the surrounding neighborhood.
 - FR D-6.2.7** Building architecture and materials shall be of high quality in order to emphasize the role of the Frederickson Central Place in the community.
 - FR D-6.2.8** Street-facing building facades shall employ a variety of measures including window and entrance treatments, overhangs and projections, and innovative use of building materials and landscaping to increase visual interest and visually break up large building mass.
 - FR D-6.2.9** Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and parking areas.

RESIDENTIAL USES

- GOAL FR D-7** Promote the development of well-designed urban residential areas.
- FR D-7.1** Develop specific design guidelines for single-family and multifamily residential development dealing with site planning and building placement.

- FR D-7.2** Provide incentives for innovative site designs and clustering of single-family residential uses and high density multifamily uses.
 - FR D-7.2.1** Promote the visual quality of neighborhood streetscapes so that they become a valued element of the character of the community and enhance neighborhood quality.
 - FR D-7.2.2** Encourage use of curvilinear streets and narrower street profiles within residential neighborhoods.
 - FR D-7.2.3** Provide opportunity for porches and decks within front yard setbacks.
- FR D-7.3** Permit single-family detached dwelling units to encroach into front yard setbacks the same distance the garage entrance is recessed behind the front yard setback line. The front yard setback shall not be less than 15 feet.
- FR D-7.4** Encourage underground stormwater retention systems by providing development incentives.
- FR D-7.5** Provide incentives for innovative architectural design of two-family (duplex), attached single-family, and multifamily residential development.
- FR D-7.6** Encourage two-family developments that provide alley access to the vehicle enclosure.
- FR D-7.7** Avoid locating parking areas for multifamily developments between the buildings and the street.
- GOAL FR D-8** Encourage and provide incentives for providing open space and retaining existing native vegetation on sites proposed for urban development.
 - FR D-8.1** Provide a procedure for removing dangerous or diseased trees that require mitigation including replacement of any removed trees.
 - FR D-8.1.1** Sites that are devoid or deficient in vegetation shall be required to introduce supplemental landscaping with plantings that are native to the Pacific Northwest and are based on the historic indigenous plant species for the underlying soils.
 - FR D-8.1.2** These supplemental plantings shall equal the minimum amount required for retention.
 - FR D-8.2** Reduce the amount of density or intensity allowed within a proposed development for lack of permanently designated usable open space.

URBAN OPEN SPACE

- GOAL FR D-9** Property improved with buildings, parking areas, and other impervious cover shall include areas of natural and landscaped vegetative cover to protect the aesthetic qualities of the area, to protect aquifers and aquifer recharge areas, provide urban wildlife habitat, and to prevent runoff to adjoining properties, streams, and other critical areas.
- FR D-9.1** Provide a range of open space dedication requirements based upon the density or intensity of the proposed use.
- FR D-9.2** Require a permanent dedication of open space as a condition of approval for a site plan or division of land. The following activities should be allowed within designated open space areas and are listed in order of priority.
- FR D-9.2.1** Preservation of natural vegetation including fish and wildlife habitat.
 - FR D-9.2.2** Natural resource protection including steep slopes, streams, and wetlands.
 - FR D-9.2.3** Buffers between incompatible land uses.
 - FR D-9.2.4** Passive recreation (pervious and impervious trails).
 - FR D-9.2.5** Active recreation (parks).
 - FR D-9.2.6** On-site utilities (drainfields, stormwater retention facilities).
 - FR D-9.2.7** Pedestrian and bicycle trails shall be permitted uses within designated open space tracts.
- FR D-9.3** Require the open space area to be clearly marked and identified as a protected area through the use of methods such as fencing (when appropriate) and signage.

LANDSCAPE DESIGN

- GOAL FR D-10** Use creative landscaping to calm traffic, attractively screen service areas, minimize the impact of parking lots, and revitalize the natural environment.
- FR D-10.1** Require a landscaped area between the traffic and the sidewalk that includes elements, such as mature trees, that provide shade. The purpose of the landscaped area is to provide shade to pedestrians and to provide a safe buffer between pedestrians and the street. Landscaping shall not inhibit driver sight distance or visibility.
- FR D-10.2** Newly planted landscaped strips shall contain trees that are at least 8' tall and 2" in diameter. Trees must be a minimum of 35' at maturity, except where conflicts occur with utility or corridors.
- FR D-10.3** Trees that serve to assist in noise reduction for commercial or industrial properties shall consist primarily of evergreen and coniferous species.

- FR D-10.4** Landscape Canyon Road East with trees, plants in the median, and lush green areas along its edges. New plantings should be at least 12' in height and 3" diameter and capable of a minimum height of 35' at maturity.
- FR D-10.5** Encourage the use of bioretention swales in parking lot landscaped areas to break up the expanse of asphalt and assist in stormwater treatment and infiltration.
- FR D-10.6** Parking lot landscaping shall be significant and dispersed throughout the lot in order to provide shade, pedestrian refuge, and visual relief.
- FR D-10.7** Parking lot vegetation should consist of a variety of trees and vegetation. New trees should be at least 8' in height and 2" diameter and capable of a minimum height of 35' at maturity, except where conflicts with utility corridors would occur.
- FR D-10.8** Where commercial or industrial land uses abut residential uses, a landscaped buffer shall be provided to reduce noise and glare impacts.
- FR D-10.9** Vegetation that is native to the Pacific Northwest and that is drought tolerant is preferred for landscaping.
- FR D-10.10** Increase the amount for the landscaping bond that is required prior to final plat approval to ensure developments are built-out with the required landscaping. The increase of the bond shall cover the potential overhead costs that Pierce County may experience in the employment of a third party to plant the required landscaping.

SIGN DESIGN

- GOAL FR D-11** Establish and implement uniform and balanced requirements for new signs and an amortization schedule for the removal of signs made nonconforming with the adoption of regulations implementing this plan.
 - FR D-11.1** Incentives should be provided to bring existing signs into conformance with new codes. Incentives should include tax credits or dismissal of permit fees for replacing the sign prior to the assigned sunset date.
 - FR D-11.2** Billboards should have an amortization period consistent with the Internal Revenue Service depreciation schedule.
 - FR D-11.3** Aggressively seek nuisance abatement to eliminate problems that inhibit the goals of the districts and the community. Pierce County shall identify dilapidated, abandoned, and illegal signs for future abatement action.
 - FR D-11.4** Ensure that temporary signs are promptly removed after the culmination of the event described or symbolized on the sign.
- GOAL FR D-12** Ensure that all signs undergo design review to ensure that the design and placement of signs is consistent with the Frederickson Design Standards and Guidelines.

- FR D-12.1** Ensure that signage is integrated with the overall architectural framework and structural elements of the building, reinforcing the shape and proportion of the façade through such techniques as detailing, use of colors and materials, and placement.
- FR D-12.2** Prohibit the use of flashing or rotating signs, video signs, roof signs, railing signs, inflatable signs, and signs attached to private light standards.
- FR D-12.3** Prohibit the use of lights and surfaces that result in glare onto adjacent properties.
- FR D-12.4** Limit the use of pole signs.
- FR D-12.5** Allow monument and wall signs.
- FR D-12.6** Require consolidation of signage within commercial development to reduce visual clutter along streets and the freeway.
- FR D-12.7** Prepare standards that limit overall signage to a proportion of the length of the building façade.
- FR D-12.8** Prohibit canvas canopy signs and canopy signs that are backlit.
- GOAL FR D-13** Minimize the use of off-premise signs within Frederickson.
 - FR D-13.1** Restrict the use of off-premise signs to temporary applications such as the directional signage used to identify real estate open houses and garage sales.
 - FR D-13.2** Prohibit new billboards within Frederickson.
 - FR D-13.3** Existing billboards should be eliminated over time through use of an amortization period.
- GOAL FR D-14** Enable individuals, businesses, and community groups to promote temporary activities to the wider community through the adoption of clear regulations governing the use, size, and allowed duration of temporary signs.
 - FR D-14.1** Allow banners for community activities and events.
 - FR D-14.2** Banners should be of a style, size, and color that complement the surrounding environment and standard on which they are affixed. Consideration should be given to whether or not the structures from which the banners are being suspended can support the weight and the force of the wind upon the banners.
 - FR D-14.3** Commercial center banners must be primarily promoting the commercial center where they are displayed. Specific advertising of businesses or merchandise is prohibited.
 - FR D-14.4** Temporary signs that are placed within a permanent structure, such as on private light standards, shall be prohibited.
 - FR D-14.5** Prohibit temporary signs that are affixed to a utility pole unless expressly reviewed and approved by the utility provider.

LIGHTING DESIGN

- GOAL FR D-15** Consistently apply and enforce lighting regulations.
- FR D-15.1** Provide lighting that is integrated with the overall architectural concept in scale, detailing, use of color and materials, and placement.
 - FR D-15.2** Integrate the design and placement of exterior lighting with the architectural design and materials of on-site buildings, overall site character, and surrounding neighborhood.
 - FR D-15.3** Require lighting to be reviewed during design review in all new developments.
- GOAL FR D-16** Ensure that lighting in communities contributes to vehicle and pedestrian safety.
- FR D-16.1** Provide adequate lighting levels in all pedestrian areas including building entries, along walkways, parking areas, transit, and other public areas.
 - FR D-16.2** School bus stops should be lit and safe. The school district should plan the stops and developments should contribute to construction and safety.
- GOAL FR D-17** Encourage energy efficient lighting solutions.
- FR D-17.1** Encourage all non-essential exterior commercial and residential lighting be turned off after business hours and/or when not in use.
 - FR D-17.2** Encourage the use of lights on a timer.
 - FR D-17.3** Encourage the use of motion-activated lighting for security purposes.
- GOAL FR D-18** Encourage parking area lights to be greater in number, lower in height, and lower in light level, as opposed to fewer in number, higher in height, and higher in light level.
- GOAL FR D-19** Parking lot lighting shall not exceed Illuminating Engineering Society of North America recommended lumens.

ENVIRONMENT POLICIES

GOALS

Protecting the health of the natural environment and providing adequate parks and other public and private open space areas are of high importance and interest to the community. These features must be present to achieve the high quality living environment envisioned in the plan. At a minimum, the plan will strive to ensure:

- The area's natural resources, natural beauty, and livability will be maintained and preserved by ensuring that when development occurs, changes to vegetation, topography, and surface water runoff characteristics will be minimized;

- Surface and ground water quality will be protected by controlling the intensity and density of land uses within sensitive areas and by enforcing existing regulations aimed at protecting streams, wetlands, and aquifer recharge areas;
- Areas of critical importance to fish and wildlife will be adequately protected; and
- Tree cover will be maintained in the community through tree preservation, replacement, and restoration.

CLOVER CREEK AND ASSOCIATED RESOURCES

- GOAL FR ENV-1** Maintain the natural functions and values of Clover Creek and its associated wetlands and floodplains to the greatest extent possible as the community continues to urbanize.
- FR ENV-1.1** Manage land use in the vicinity of Clover Creek and associated wetlands and floodplains so as to maintain, and where appropriate, restore the natural hydrologic and habitat values of this system.
- FR ENV-1.2** Adopt development standards and zoning restrictions that strive to maintain sufficient habitat adjacent to Clover Creek and other riparian areas to meet the needs of terrestrial species, including sufficient travel corridor widths and sufficient areas for cover, foraging, and other habitat requirements.
- FR ENV-1.2.1** Apply resource based zoning to lands that contain or are adjacent to designated riparian corridors and other significant habitat areas. The goal of this zoning is to ensure the conservation of the habitat functions and values these areas provide. At a minimum, these performance standards should address intensity of land use (density, impervious surfaces, etc.), open space and vegetation retention, surface water management, and lighting and noise control.
- FR ENV-1.2.2** Develop a system of incentives and credits to encourage greater protection of designated riparian corridors and other significant habitat areas. This system could provide for on and off-site density transfers, variances to bulk requirements (e.g., building setbacks, lot sizes, roadway widths, etc.), and property tax incentives.
- FR ENV-1.3** Allow limited activities within riparian area buffers only when such activities are compatible with the overall functions of the buffer and when such activities do not diminish the functional value of the buffer.
- FR ENV-1.3.1** Buffers should include any associated flood hazard areas and wetlands, as well as adjacent slopes having grades of 30% or greater.
- FR ENV-1.3.2** Require the location of all designated riparian area buffers be clearly and permanently marked as a *native growth protection/stream buffer area* on any project site prior to initiation of site work.

FR ENV-1.3.3 Require all designated riparian area buffers be reserved as open space and identified as *native growth protection/stream buffer area* on the face of the plat and/or as a deed restriction on the property. Native growth protection easements for buffers should be established and recorded as part of the approval process.

GOAL FR ENV-2 Identify and remove barriers to fish passage in Clover Creek.

FR ENV-2.1 Prioritize correction of any fish blockages in the next Capital Improvement Program update.

FR ENV-2.2 Reconstruct infrastructure that acts as a barrier to fish passage as part of any public road or utility projects associated with the blockage.

FR ENV-2.3 Reduce culverts and encourage bridges, when needed, when constructing or reconstructing water passages under roads.

GOAL FR ENV-3 Identify and inventory the spring-fed headwaters of Clover Creek.

FR ENV-3.1 Coordinate freshwater spring inventory activities with the Clover Creek Basin Plan.

FR ENV-3.2 Delineate freshwater springs within the headwater vicinity.

FR ENV-3.3 Consider spring locations when determining development standards and land uses.

FR ENV-3.4 Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct the inventory.

FR ENV-3.5 Ensure that the freshwater springs, which form the headwaters of Clover Creek, are preserved and adequately buffered from development activity.

SURFACE AND GROUNDWATER RESOURCES

GOAL FR ENV-4 Protect and conserve groundwater supplies contained within the Chamber-Clover Creek aquifer.

FR ENV-4.1 Institute minimum tree/natural vegetation retention requirements that provide areas for infiltration of surface water and groundwater recharge to occur. Such requirements should be complimentary to retention requirements for other elements of the natural environment.

FR ENV-4.2 Establish impervious surface limitations within the community.

FR ENV-4.3 Install signage around the perimeter of wellhead protection areas and/or the most sensitive aquifer recharge areas.

FR ENV-4.4 Pursue funding opportunities to map spill locations on state routes for areas that have a potential to enter the one-year time of travel zone and/or storm drainage systems.

FR ENV-4.5 Work with the Pierce County Emergency Management Department to identify appropriate methods for handling spill response in high-risk areas.

FR ENV-4.6 Maintain the natural hydrologic conditions within the community to the greatest extent possible.

GOAL FR ENV-5 Promote the use of low impact development techniques in the community.

FR ENV-5.1 Support development standards that allow low impact development techniques for controlling stormwater such as:

FR ENV-5.1.1 Maximize retention of native vegetation and tree cover to intercept, evaporate, and transpire precipitation.

FR ENV-5.1.2 Assess the site's soils, current and native vegetation cover, wetland areas, streams, ponds, and other critical areas. Establish buffers and delineate protected areas.

FR ENV-5.1.3 Preserve permeable, native soils and restore disturbed soils with compost and other amendments to infiltrate and store stormwater.

FR ENV-5.1.4 Retain and incorporate topographic site features that promote infiltration and storage of stormwater.

FR ENV-5.1.5 Direct the location of buildings and roads away from critical areas and soils that can effectively infiltrate stormwater.

FR ENV-5.1.6 Minimize building footprints, and road widths and lengths to reduce impervious surfaces. Eliminate effective impervious surfaces.

FR ENV-5.1.7 Utilize permeable surfaces (e.g., pervious pavement, pavers, and gravel systems) where possible to promote stormwater infiltration.

FR ENV-5.1.8 Utilize small, decentralized bio-retention areas with appropriate vegetation to infiltrate, store and transpire precipitation.

FR ENV-5.1.9 Reduce the reliance on traditional conveyance and pond technologies to manage stormwater quality and quantity.

FR ENV-5.1.10 Manage stormwater as close to its origin as possible.

GOAL FR ENV-6 Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers.

FR ENV-6.1 Development right transfers shall only be permitted when both the sending and receiving site are located within the Frederickson Community Plan area boundaries. Development rights from other communities shall not be transferred to Frederickson.

TREE COVER AND VEGETATION RESOURCES

GOAL FR ENV-7 Emphasize the conservation and restoration of tree canopy cover and wooded areas, in order to ensure the protection and preservation of the important and necessary environmental functions and processes provided by these resources and the high value placed upon these resources by the community.

- FR ENV-7.1** Promote the long-term conservation of trees, wooded areas, and native vegetation within the community.
- FR ENV-7.2** Establish minimum development standards for the conservation and restoration of wooded areas and tree canopy cover within the community.
 - FR ENV-7.2.1** Establish minimum tree conservation requirements by land use designation and use within the community plan area.
 - FR ENV-7.2.2** Encourage the retention of existing trees whenever possible, but permit the use of replacement trees whenever site design, tree health, or tree or stand structure does not favor retention.
 - FR ENV-7.2.3** Sites that contain too few trees to meet the minimum tree conservation standards shall be required to plant supplemental trees as necessary to achieve the standards.
 - FR ENV-7.2.4** Trees selected for planting must be compatible with the natural and built features of the site. Emphasis should be given to the use of native tree species, whenever feasible.
 - FR ENV-7.2.5** Monitor construction activities to ensure developer compliance with vegetation retention and replacement requirements. In the event violations of these requirements occur, withhold occupancy permits, final plat approval, and other needed final approvals until such time as the violations are rectified.
- FR ENV-7.3** Pierce County should assume a leadership role in the conservation and restoration of trees and tree cover within the County.
 - FR ENV-7.3.1** Pierce County should adopt design standards for public buildings, roadways, and other public infrastructure that promotes the conservation and restoration of trees and tree cover within the urban growth area.

OPEN SPACE

- GOAL FR ENV-8** Foster the acquisition and conservation of open space within the plan area through the use of a variety of strategies.
 - FR ENV-8.1** Pierce County should utilize park impact fees that are collected within the Frederickson Community Plan area to purchase open space land within the community plan area.
 - FR ENV-8.2** Pierce County should encourage participation within the Conservation Futures and Current Use Assessment programs by conducting informational workshops on the programs within the plan area.
- GOAL FR ENV-9** Public open space acquisition efforts within the plan area should give a higher priority to those parcels located within a designated open space area as depicted on the official Open Space Corridors Map.

- FR ENV-9.1** The highest priorities for open space acquisition should be given to those parcels that contain the following characteristics in the order listed:
 - FR ENV-9.1.1** Contain Clover Creek or its associated wetlands and floodplains.
 - FR ENV-9.1.2** Contain high priority resources, i.e., critical salmon habitat, fish and wildlife habitat areas, streams, wetlands, and wooded areas or contain other sensitive resources such flood hazard areas, and landslide and erosion hazard areas.
 - FR ENV-9.1.3** Provide important links between existing open space, park and recreation, and school sites.
 - FR ENV-9.1.4** Offer significant views of Mount Rainier; or
 - FR ENV-9.1.5** Exceed five acres in size.
- FR ENV-9.2** Properties identified on the County’s officially adopted Open Space Corridors map should be given higher priority for acquisition than non-identified properties.

GOAL FR ENV-10 Protect and maintain publicly-owned and/or purchased open space sites in perpetuity.

- FR ENV-10.1** Place conservation easements or covenants on existing and acquired publicly-owned open space sites that restrict future uses to passive open space recreation activities.
 - FR ENV-10.1.1** Conservation easements should be worded to maintain open space use and function of a parcel in perpetuity.
- FR ENV-10.2** The sale of publicly-owned open space areas within the Frederickson Community Plan area is discouraged.
 - FR ENV-10.2.1** In the event that such sales occur, any proceeds from the sales shall be used to purchase an equivalent or greater amount of land for passive open space recreation use and/or land which provides an equivalent or greater ecological function and value within the Frederickson Community Plan area.

GOAL FR ENV-11 Promote privately owned greenbelts and passive recreational areas as a supplement to the public open space system within the community.

- FR ENV-11.1** Establish standards for the private dedication of greenbelts and passive recreational areas within new development.
- FR ENV-11.2** The dedication of greenbelts and passive recreational areas should be proportional to the scale and impact of a development proposal.
- FR ENV-11.3** Dedication requirements should be determined based upon a review of the Pierce County Parks and Recreation plan and other available documents including published state and national guidelines and standards.
- FR ENV-11.4** Utilize greenbelts as buffers between uses and visual relief from the built environment.

- FR ENV-11.5** Utilize greenbelts and passive recreational areas for pathways and integrate this system into the nonmotorized transportation network.
- FR ENV-11.6** Greenbelt and passive recreational areas should integrate or bridge critical areas, such as wetlands and fish and wildlife habitat areas, or designated open space areas when possible.

ECONOMIC DEVELOPMENT POLICIES

GOALS

The following statements comprise the goal for economic development in the Frederickson community:

- Encourage economic investments which will result in a variety of family wage job opportunities and help to create a well balanced economic base;
- Economic activities are encouraged, but not to the detriment of either the natural environment or residential neighborhoods as identified in this plan. Minimum design requirements, including but not limited to, aesthetics, noise, and odor control, will be achieved;
- The type and scale of economic development proposed for specific locations in the community shall be compatible with nearby residential neighborhoods and other land uses. New uses will be designed and located in manner that minimizes impacts on surrounding properties and the community; and,

Ensure that allowed uses adjacent to the Employment Center will be controlled so as to minimize compatibility problems in the future.

EMPLOYMENT CENTER

- GOAL FR EC-1** Develop a planned action ordinance for the Frederickson Employment Center.
 - FR EC-1.1** Define and implement an appropriately sized planned action area within the Employment Center.
 - FR EC-1.2** Use existing State Environmental Policy Act (SEPA) documents, buildable land wetland and steep slope information, screenline and traffic count information, and other information to develop a baseline environmental analysis for the planned action area.
 - FR EC-1.3** Enable uses identified within the baseline environmental analysis to utilize an abbreviated review process to satisfy SEPA requirements.
- GOAL FR EC-2** Seek to issue development permits within the Employment Center within 60 days of the submittal of a complete application.

- FR EC-2.1** Give priority to proposals within the Employment Center in the development review process.
- FR EC-2.2** Establish an ombudsman/permitting team for the Employment Center.
- FR EC-2.3** Monitor permit issuance timelines within the Employment Center and take corrective actions as necessary to achieve permit issuance goals.
- GOAL FR EC-3** Identify and correct infrastructure deficiencies that impede development of the center.
- FR EC-3.1** Establish a task force to identify gaps in water, sewer, transportation and other infrastructure within the Employment Center.
- FR EC-3.2** Work with the appropriate service provider to address infrastructure deficiencies.
- FR EC-3.3** Encourage businesses within the Employment Center to consider the use of freight rail service as an alternative to truck transport.
- GOAL FR EC-4** Monitor areas designated for commercial and industrial development, redevelopment, and revitalization to determine if the actual level of development provides an adequate amount of land for economic growth and vitality within the community plan area.
- FR EC-4.1** Pierce County shall track annual development of commercial and industrial uses within the community plan area to determine if it is consistent with the levels of anticipated growth.
- GOAL FR EC-5** Monitor a variety of economic indicators to determine if policies contained within this plan are meeting the objectives for economic growth and vitality.
- FR EC-5.1** Pierce County shall prepare a report related to annual economic indicators every five years or in conjunction with a community plan update, whichever comes first.
- FR EC-5.2** Economic indicators shall include but are not limited to the following: taxes in the area, new construction permits, business licenses, increase/decrease in the standard of living, wage levels, business stability/turnover (if declining or high turnover, what kind, how many and why), kinds of businesses the community attracts and why, and police activity (crime level increasing/decreasing, graduation rates/drop out rates).

COMMERCIAL CORE

- GOAL FR EC-6** Develop strategies to encourage the development of a high quality commercial and civic core within the community.
- GOAL FR EC-7** Promote the development of a commercial and civic core at the intersection of 176th Street East and Canyon Road East that is scaled to meet the needs of the local community and employers and employees within the Employment Center.

GOAL FR EC-8 Desired commercial uses within the commercial core include grocery stores, financial services, personal services, restaurants, day care centers, recreation and entertainment, and government offices.

GOAL FR EC-9 Encourage federal, state, or local government services to locate within the commercial core in order to provide an anchor for other businesses

BUSINESS ASSISTANCE AND MARKETING

GOAL FR EC-10 Seek the support of business organizations and associations to provide marketing and promotion assistance to businesses within the communities plan areas targeted for commercial and industrial development.

FR EC-10.1 Request that the Economic Development Division of Pierce County and other appropriate organizations prepare a market assessment for the Frederickson area to help determine the market strengths and weakness of the area.

FR EC-10.2 Market assessments shall provide an update of the commercial and industrial market through analyzing the area's past and recent performance in the various sectors; documenting existing conditions, emerging trends, opportunities, and constraints (i.e., the depth of the market); and identifying a portfolio of key properties and development opportunities.

FR EC-10.3 The market assessment shall help rank and prioritize the potential target areas for the receipt of public improvements.

FR EC-10.4 Utilize existing or form new local business associations to help develop common promotion (advertising, joint merchandising, and special events) and future business development (leasing, business recruitment, and market research) within selected commercial target areas.

GOAL FR EC-11 Provide educational opportunities to businesses within the communities plan area on community values.

FR EC-11.1 Pierce County shall through development of policies and implementing actions in the Land Use and Community Character and Design Elements promote amenities within the commercial areas that address safety, adequate lighting and parking, and cleanliness.

FR EC-11.2 Pierce County shall maintain current commercial and industrial site survey information such as available and projected public services, surrounding land uses, transportation capabilities, critical areas, and other relevant economic information.

PUBLIC/PRIVATE PARTNERSHIPS

- GOAL FR EC-12** Pierce County shall participate in special public/private ventures within the community plan area when such ventures provide public benefits, support commercial or industrial development or commercial revitalization policies, and are appropriate to the long-range goals of the County.
- FR EC-12.1** Pierce County shall act in partnership with the private sector to fund infrastructure as part of the community plan to encourage redevelopment to convert outdated and underutilized land and buildings to high-valued or appropriate land uses.
- FR EC-12.2** Pierce County shall budget for public infrastructure to encourage commercial and industrial development, with the priority towards those areas with substantial private development.
- GOAL FR EC-13** Ensure access to jobs within the communities plan area by coordinating public transportation between residential areas and commercial and employment center sites.
- FR EC-13.1** Encourage Pierce Transit to route bus service between and through residential neighborhoods and commercial and employment center sites and in those corridors such as Canyon Road East and 176th Street East where service is currently not provided.
- FR EC-13.2** Encourage employers to promote rideshare and public transportation subsidies for employees who utilize public transportation.

PARKS AND RECREATION POLICIES

GOALS

Improve park and recreational opportunities by developing new regional park facilities and improving existing facilities; providing support to community efforts to establish a system of publicly owned and maintained community and neighborhood parks; and by pursuing cooperative agreements with the Bethel School District to improve public recreational opportunities at public school sites.

Provide and maintain a level of service for regional parks in the community that meets or exceeds the countywide standard. Promote various efforts and methods for park and recreation organizations to acquire and develop facilities to be used as community and neighborhood parks. Enter into cooperative agreements between Pierce County and the Bethel School District to improve and maintain public recreational opportunities at public school sites.

REGIONAL PARKS

- GOAL FR PR-1** Achieve and sustain an acceptable level of service for regional park facilities.
- FR PR-1.1** Monitor and maintain the level of service for regional park facilities.
- FR PR-1.1.1** The level of service for regional parks shall be evaluated annually.
- FR PR-1.2** Level of service deficiencies in regional park facilities should be corrected through capital improvements such as constructing new facilities and/or expanding existing facilities. Non-capital remedies, such as lowering the desired level of service, are not preferred and should be avoided.
- FR PR-1.3** The Frederickson community should be identified as a high priority location for a new regional park based upon the following:
- FR PR-1.3.1** The Frederickson community currently contains no public park and recreation facilities within its boundaries;
- FR PR-1.3.2** The Frederickson community is serviced by several major arterial roadways and is close to the urban population centers of Pierce County. A regional park facility within Frederickson would be readily accessible to the citizens of Pierce County;
- FR PR-1.3.3** Sewer facilities and other necessary utilities are available; and,
- FR PR-1.3.4** A regional park facility accessible to the employees of the Frederickson Employment Center could improve the desirability of the area for current and future businesses.
- FR PR-1.4** New regional parks within the Frederickson Community Plan area should be designed and located to serve the needs of community residents as well as providing countywide benefits. New regional parks should meet the following criteria.
- FR PR-1.4.1** Park sites should be located in a manner to take advantage of the physical amenities in the plan area. Priorities include Clover Creek, wetlands, forested areas, steep slopes, and historical and scenic areas.
- FR PR-1.4.2** Regional parks should generally be 40 acres or more in size; however, these parks may be developed on smaller parcels based upon land availability, facility type, community need, site characteristics and other factors.
- FR PR-1.5** The following are high priority sites for regional park land acquisition within the Frederickson Community Plan area. The sites are not listed in any order of preference or importance.
- FR PR-1.5.1** Triple-play properties and adjacent wetlands (formerly Brewers, 30 acres);
- FR PR-1.5.2** County-owned property located at the intersection of 173rd and Waller (36 acres);

- FR PR-1.5.3** Properties located within or adjacent to the Clover Creek open space corridor;
- FR PR-1.5.4** Other properties as identified on the Park Acquisition Recommendations Map for Frederickson.
- FR PR-1.6** The Frederickson representative on the Pierce County Parks Citizens Advisory Board should be provided with all necessary information to help inform civic, community groups, and local governmental agencies about the plans and operations of the County regarding regional park location and development.
- FR PR-1.7** Development of facilities at a regional park should not occur prior to completion of the necessary site plan.
- FR PR-1.8** Where appropriate, develop park facilities that generate funds.
 - FR PR-1.8.1** Incorporate revenue collection into the design of new parks.
 - FR PR-1.8.2** Consider charging user fees at sites that provide recreational opportunities at an appropriate rate that will help support the maintenance and operation of these facilities.

NEIGHBORHOOD AND COMMUNITY PARKS

- GOAL FR PR-2** Pierce County shall support the creation of a Park Service Area or District to help fund and develop community and neighborhood scale parks throughout the plan area.
 - FR PR-2.1** Identify local organizations interested in the improvement of park and recreational opportunities within the community and provide the initial technical and financial assistance necessary to form a Park Service Area or District.
 - FR PR-2.1.1** The Pierce County Parks and Recreation should conduct a series of education workshops regarding the formation, financing, and management of park service areas and districts.
 - FR PR-2.1.2** Identify a sponsor(s) willing to lead in efforts to form the park service area or district.
 - FR PR-2.1.3** Upon generating sufficient public interest in the formation of a park service area or district, Pierce County shall bring the issue to a vote of the citizens at the following general election.
 - FR PR-2.1.4** Pierce County Parks Department shall provide the park and recreation providers technical expertise in site planning and facility needs assessments.
 - FR PR-2.1.5** Pierce County Parks Department shall provide assistance in the preparation of grants for property acquisition, operation, and maintenance.
- GOAL FR PR-3** Pierce County should require an impact fee, land dedication, or fee-in-lieu-of dedication for community and neighborhood scale parks based upon the LOS standards set forth in Tables 11 and 12.

FR PR-3.1 Pierce County should require all new residential subdivisions and multifamily residential developments to pay an impact fee, dedicate land, or pay a fee-in-lieu of land dedication for the development of community and neighborhood parks. The structure of each of these options shall be correlated to the LOS standards set forth in Table D-1 and Table D-2.

FR PR-3.2 Pierce County should delay the implementation of the impact fee and fee-in-lieu of dedication program until such time as a Park Service Area or District is formed. In the interim, Pierce County should only require land dedication. Such land dedication shall be focused on the provision of small-scale parks within new residential development.

FR PR-3.3 Pierce County shall develop regulations controlling the location, use, and improvement of land dedicated for community and neighborhood park purposes. Such regulations shall, at a minimum, prescribe minimum park dedication amounts, access, amenities, location, and maintenance.

GOAL FR PR-4 Establish LOS standards for community and neighborhood level park and recreation facilities.

FR PR-4.1 Utilize the following LOS standards for community level parks within the plan area:

Table D-1: Frederickson Community Park Facilities Level of Service Standards

Facility	Unit
Community Park Land	3.5 acres per 1,000 population
Fields for softball and youth baseball, and soccer, football, or pickup games	0.23 fields per 1,000 population
Multi-use outdoor paved courts (tennis, basketball)	0.4 courts per 1,000 population
Tennis court	0.3 courts per 1,000 population
Children's play area	0.35 play area per 1,000 population
Picnic area	0.5 area per 1,000 population
Trails or pathways (minor)	0.2 miles per 1,000 population
Restrooms	0.23 facilities per 1,000 population
Parking	0.23 spaces per 1,000 population

FR PR-4.2 Utilize the following LOS standards for neighborhood level parks within the plan area:

Table D-2: Frederickson Neighborhood Park Facilities Level of Service Standards

Facility	Unit
Neighborhood Park – Land	3.0 acres per 1,000 population
Multi-use paved games court (1/2 court)	0.3 courts per 1,000 population
Children's play area	0.2 play area per 1,000 population

- GOAL FR PR-5** New community and neighborhood parks within the plan area should be designed and located to serve the needs of all segments of the community.
- FR PR-5.1** New park sites should be located in a manner to take advantage of the physical amenities within the plan area.
- FR PR-5.1.1** Priorities include Clover Creek, wetlands, forested areas, steep slopes, historical areas and scenic areas.
- FR PR-5.2** The size of a community park is typically 15 to 25 acres.
- FR PR-5.2.1** Access to a community park should be from an arterial street if traffic volumes are anticipated to be high and parking shall be dependent upon the facilities provided.
- FR PR-5.2.2** Restroom facilities should be provided at a community park.
- FR PR-5.3** Ideally, a neighborhood park should be 5 to 10 acres in size.
- FR PR-5.3.1** However, these parks may be considerably smaller when located within a private development.
- FR PR-5.3.2** Neighborhood parks should be separated from one another in a relatively even manner throughout the plan area.
- FR PR-5.3.3** Typically a 1- to 2-mile separation is desirable.
- FR PR-5.3.4** Neighborhood parks should be reasonably central to the neighborhood they are intended to serve.
- FR PR-5.3.5** Access to a neighborhood park should be via a local residential street.
- FR PR-5.3.6** Walking and bicycle access routes should avoid physical barriers such as major arterial roads or stream crossings whenever possible.
- FR PR-5.3.7** Parking or restroom facilities are typically not provided at a neighborhood park.
- FR PR-5.4** Neighborhood parks should be developed adjacent to school sites whenever possible in order to promote facility sharing.
- FR PR-5.4.1** Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved courts.

TRANSPORTATION POLICIES

GOALS

- Adequate public infrastructure and services including, but not limited to, roads, water, sewer, recreation, and schools will be available prior to or concurrent with actual need;
- Neighborhoods will be more livable with new developments being designed in a manner which supports interaction of residents and pedestrian mobility, and existing neighborhoods protected from incompatible or more intense uses; and
- Nonmotorized transportation facilities including sidewalks, pathways, and trails will be planned and systematically developed within the community so that in the future residents can travel to schools, parks, commercial areas, and other destinations safely without relying upon the automobile.

A quality transportation system is vital to the Frederickson community. Unfortunately, past growth in the community and surrounding areas coupled with limited public expenditures for roads and other transportation improvements have resulted in increasing levels of traffic congestion in the community and a progressive degradation in the quality of the transportation system. The current transportation system is becoming inadequate and is no longer able to fully meet the needs of area residents, business, and industry. Improvements to the transportation system are necessary to address current and future needs. Recent efforts by government, business and industry leaders, residents and others hold the promise of accomplishing some of the needed improvements. Examples of these efforts include the development of the South Canyon Corridor Plan and the reopening of freight rail service in the area. The community must build upon and supplement these efforts to achieve the transportation system it desires. At a minimum, the plan will strive to ensure:

- The transportation system within Frederickson and adjacent communities is designed and improved in a manner that seeks to balance the needs of residents, business, and industry;
- The South Canyon Road Corridor Plan is implemented and considered for future improvements along and adjacent to Canyon Road East;
- Recommended transportation improvements are implemented;
- Rail service to the Frederickson community is encouraged and improved;
- Arterial road access to, from, and within the community is improved by controlling access in a manner which improves safety and reduces congestion;
- Pedestrian and bicycle mobility is improved in the community, where appropriate;
- Transit service is encouraged;

An equitable system of financing transportation system improvements is developed. This system should include an impact fee system that ensures new development pays its fair share of the cost of transportation improvements necessitated by such development. All new development, regardless of size, will be subject to the system in order to avoid unmitigated cumulative impacts.

ACCESS CONTROL

- GOAL FR T-1** Ensure road safety and traffic flows by controlling access points on selected roadways.
- FR T-1.1** Encourage the consolidation of access to Canyon Road East, 176th Street East and other major and secondary arterials in order to reduce interference with traffic flow on the arterials, and reduce conflicts between nonmotorized modes of travel and motor vehicles.

CONNECTIVITY

- GOAL FR T-2** In order to connect the community, encourage community involvement in the preparation of a road network throughout Frederickson.
- FR T-2.1** Through roads and nonmotorized facilities shall be provided when feasible in order to complete the grid system within the community.
- GOAL FR T-3** Encourage development along Canyon Road East and 176th Street East that considers pedestrian use and the retrofitting of existing land and commercial uses.
- FR T-3.1** Require existing commercial development along Canyon Road East and 176th Street East to provide pedestrian and automobile access to adjacent property when improvements are made to the existing business.
- GOAL FR T-4** Develop regulations that require new subdivisions to be designed in a manner that maximizes opportunities for connectivity.
- FR T-4.1** Through-roads or road stub outs shall be provided when feasible in order to increase connectivity for the community.
- FR T-4.2** Allow internal sidewalk requirements to be reduced to one side of road if 30 or fewer lots within the development access roadway.
- FR T-4.3** The County shall actively explore opportunities to connect existing subdivisions and neighborhoods with surrounding subdivisions and the larger community.
- FR T-4.4** Ensure connections are provided between neighborhoods and to commercial centers for local traffic.

ENVIRONMENTAL DESIGN

- GOAL FR T-5** Allow nonmotorized connections, including trails, through wetland buffers and other sensitive areas where roads cannot occur.

FR T-5.1 Pierce County should explore the need and options for providing a safe wildlife crossing and pedestrian crossing of Canyon Road in the Clover Creek Corridor when Canyon Road is improved between 160 St. E. and 176 St. E.

NONMOTORIZED TRANSPORTATION

GOAL FR T-6 Encourage provisions for nonmotorized facilities, including sidewalks and trails, where it is appropriate to provide safe and convenient access between properties and pedestrian oriented facilities.

FR T-6.1 Pierce County should work cooperatively with the school districts to develop a program to identify and fund the construction of needed sidewalks to provide access to existing and proposed schools.

GOAL FR T-7 Local nonmotorized networks should provide reasonable direct routes to properties within the area by minimizing dead end cul-de-sacs and providing direct connections to adjacent developments.

FR T-7.1 Discourage the vacation of right-of-way when the right-of-way could complete the grid system within the community.

FR T-7.2 Work with the County Public Works department to allow on-street parking on its roadways.

RAIL SERVICE

GOAL FR T-8 Support and encourage rail service as an important element of the transportation system in the plan area.

FR T-8.1 Preserve Frederickson Rail Lines to provide transportation and economic benefits to Pierce County.

FR T-8.2 Improve passenger and freight rail service.

TRANSIT

GOAL FR T-9 Encourage Pierce Transit to evaluate and prioritize service on the following routes:

High Priority

FR T-9.1 176th Street East between Pacific Avenue (SR 7) and Meridian (SR 161); Park and Ride Lot at 176 Street E/Tacoma Rail;

FR T-9.2 Canyon Road East to its new terminus; Park and Ride Lot/Train Station in the vicinity of Canyon Road E/176 Street E;

Other

FR T-9.3 22nd Avenue East;

FR T-9.4	38th Avenue/Military Road/36th Avenue/176th Street East (Brookdale Road East to 224th Street East): See projects F3, F4, F5 and F6 shown in Appendix B (New arterial proposal);
FR T-9.5	70th Avenue East (New arterial proposal);
FR T-9.6	86th Avenue East (New arterial proposal);
FR T-9.7	152 Street East;
FR T-9.8	192 Street East;
FR T-9.9	200th Street East (38th Avenue East to Canyon Road East);
FR T-9.10	208 Street East;
FR T-9.11	Brookdale Road East/160 Street East;
FR T-9.12	Military Road East; and
FR T-9.13	Waller Road East.

UTILITIES POLICIES

GOALS

- The existing conditions of public facilities, services, and infrastructure within the community will be evaluated. Where deficiencies exist, such that the adopted level of service standards are not being achieved, measures will be taken to correct the deficiency or to prevent the deficiency from becoming more severe;
- The need for public facilities, services, and infrastructure will be anticipated and planned for in advance, where possible. Growth and development within the community will be managed to the extent feasible to ensure that these facilities, services, and infrastructure can be provided as efficiently as possible;
- The cost of providing additional public facilities, services, and infrastructure needed to serve development will be paid by the development; and,
- Annual monitoring of the condition of public facilities, services, and infrastructure in the community will be performed and corrective action will be taken as necessary.

GENERAL

- GOAL FR U-1** The community intends to balance future residential and industrial growth with adequate infrastructure needed to maintain a desired quality of life.

SANITARY SEWER

- GOAL FR U-2** Schedule construction activities to avoid sensitive time periods in the lifecycle of fish and wildlife, such as spawning, nesting, and migration.
- GOAL FR U-3** Whenever possible, construction will be scheduled to minimize disruption of access to area residences and businesses.

STORMWATER SERVICE

- GOAL FR U-4** Minimize development related impacts to existing hydrologic conditions and functions and strive to correct current deficiencies resulting from past development practices.
- FR U-4.1** Identify the areas within and adjacent to the community that are highly sensitive to changes in hydrologic conditions and functions. Within these highly sensitive areas, establish standards that provide for near zero change in hydraulic and hydrologic function on a property (i.e., no net increase in the peak flow or volume of runoff or erosion leaving a site) post development.
- FR U-4.2** Reduce the amount of allowable impervious surface that can be placed on a site.
- FR U-4.2.1** Change existing parking standards to reduce the total amount of effective impervious surface.
- GOAL FR U-5** Support the Clover Creek Basin planning effort.
- FR U-5.1** Utilize the results of the Clover Creek Basin planning effort to help identify needed modifications to land use designation and development regulations to protect water quality, riparian habitat and alleviate flooding problems within the community.
- FR U-5.2** Request that the basin planning process model changes to hydrologic conditions resulting from development under current land use designations and under the changes to land use designations proposed by the community plan. Consider the basin modeling results when making decisions regarding the allowable range and intensity of land uses within the community.
- FR U-5.3** Coordinate the identification of appropriate areas for potential rezoning with the watershed basin planning processes.
- FR U-5.4** Evaluate the current Pierce County Surface Water Management fee credit program in light of any changes in performance standards resulting from the community plan or basin plan efforts.

POTABLE WATER

- GOAL FR U-6** Revise water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service.